



**FREMONT PLANNING BOARD**

**October 1, 2008**

**Meeting Minutes**

Approved October 22, 2008

Present: Chairman Roger Barham, Co-Chair and CC Rep. Jack Karcz, John (Jack) Downing, Alternate Salvatore Angelone, RPC Circuit Rider David West and Land Use AA/Recording Secretary Meredith Bolduc.

Member Leon Holmes, Jr. joined the meeting at 7:35 pm.

Mr. Barham called the meeting to order at 7:10 pm.

**MINUTES**

The minutes of the September 17 and 24, 2008 meetings were not addressed as there were not enough Members present who were at those meetings. They will be addressed at the next meeting.

**COMMUNITY TECHNICAL ASSISTANCE PROGRAM (CTAP)  
ROCKINGHAM PLANNING COMMISSION**

At 7:30 pm GIS Specialist Robert Pruyne of RPC met with the Board to discuss the build-out plan that is being done with a grant through CTAP. It was agreed that the build-out data would be helpful prior to approving the Land Use Chapter of the Master Plan.

Mr. Pruyne distributed a packet of 6 maps that will be used to form the build out; Roads, Wetlands, Conservation, Natural Services Network Constraint, Land Use, and Zoning Districts. He explained that this build-out can be a really useful planning tool for the Town. CTAP is going to do 3 different build-outs; 1) "The Base" build out will use every buildable piece of land for the plan; 2) The "Alternative Scenario" will taking the same build out using water supply land, soils, wildlife action plan, flood support land and national wetland inventory; and 3) "Community Scenario" where the Town will identify additional constraints and other considerations to be incorporated into the build out. The indicators are the variables that change with growth i.e. fire calls, school children, open space. Mr. Pruyne stated that using the build out methods he will attempt to take 40 specific indicators and give updated numbers for the resulting build out. He apologized for not having the list of the indicators with him, but will send it.

Mr. Pruyne explained that a build out is an exercise in planning and there are many assumptions that they are modeled around. He said that these build outs are simply an attempt to apply some science to a very unscientific practice of planning. Mr. Pruyne explained that this is not a parcel based build-out, but it will come close to accomplishing that. There was a general conversation

relative to where Fremont is now in terms of existing build out and how the build out will help to project the direction the Town may be going in terms of additional residential units. Mr. Pruyne said that he will digitize every structure in the Town so he can look at how many units there are now and how many to take out of his build out.

Mr. Pruyne suggested that the Board look at the maps he submitted this evening and get back to him with any changes and/or suggestions so he can incorporate them into the build-out. He will create the first draft and send it for the Board and schedule a time for a follow-up meeting for after the Board has had a chance to review the draft.

The Board thanked Mr. Pruyne and he left the meeting at 8:25 pm.

#### NON-PUBLIC

At 8:25 pm Mr. Karcz made the motion to enter into non-public session, pursuant to NH RSA 91-A: 3 II (e), to review legal advice from Town Counsel relative to a Zoning Ordinance draft. Mr. Downing seconded the motion which was unanimously approved 4-0.

At 8:30 pm Mr. Karcz made the motion to return to public session.  
The motion was seconded by Mr. Angelone and unanimously approved 4-0.

#### INCLUSIONARY HOUSING ORDINANCE

Mr. Barham asked Mr. West if he has applied to CTAP for funding for assistance to create an Inclusionary Housing Ordinance. Mr. West said that he has not as he was not sure if the Board wanted him to. At Mr. Barham's direction, Mr. West agreed to submit an application for the funding to CTAP this week.

Mr. Barham reported that on October 21, 2008 there will be a seminar at his office to discuss the impact that Workforce Housing will have on municipalities and some model ordinances that the Town can use. He will report the results of that seminar to the Board.

#### JOHN GALLOWAY

Map 5 Lot 035

Mr. Barham said that he understands from Mrs. Bolduc that Mr. Roy has spoken with Mr. Galloway relative to the complaints about truck traffic and operating after hours as well as a dust concern at the Galloway excavation site and that Mr. Galloway said that he would take care of the issues. There have been no complaints this week.

#### GOVERNOR'S FOREST

Map 3 Lot 002

The Board received a copy of a September 17, 2008 correspondence from Ferwerda Development to the Selectmen relative to enclosures of a \$ 40.00 check for the 2008 Mobile Home Park permit fee and a \$4,000 check for additional reclamation bond funding. This will be added to the bonding already in place.

TRANSPORTATION IMPROVEMENT PROGRAM

Mr. Barham reported that the Board has received the Transportation Improvement Program and the 2009 – 2035 Long Range Transportation Plan from Dave Walker and Scott Bogle of RPC. Mrs. Bolduc will get the information in digital form so that it can be sent to the Members for their review and comment.

CORRESPONDENCE

There was no incoming correspondence.

Mr. Karcz made the motion to adjourn at 8:50 pm.

Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary